

CHAPTER 156

PLUMBING CODE

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156.01 PURPOSE; RELIANCE UPON CHAPTER. It is the purpose of this chapter to require architects, builders, contractors, property owners, their agents and others, to meet their responsibilities with respect to proper construction, construction techniques and premises safety and to provide for inspection as a means of compelling compliance therewith. It is the responsibility of the permit holder to meet State or Federal regulations. It is not the purpose of this chapter to create any duty on the part of the City, its officers, agents or employees, owing to any individual member of the public or to protect any particular or circumscribed class of persons. Specifically, it is not the intent of this chapter to create any duty or liability by the City, its offices, agents or employees, to premises occupants, owners, tenants or any other persons. No person shall place reliance upon this chapter, any inspections performed or certificates issued pursuant to this chapter, as indicating the safety of or quality of construction of any particular premises. Neither this chapter nor inspections made pursuant thereto nor certificates issued are intended to assume the duty of any person to adequately construct and maintain a premises or provide a safe premises or to indicate in any way a decrease in the risk associated with the use or occupancy of any premises. A certification that a premises has been inspected pursuant to this chapter shall not in any way constitute a warranty or guarantee of the safety or quality of that premises.

156.02 INTERPRETATION. The statements of legislative intent made in Section 156.01 shall govern and take precedence over any other language contained in this chapter or the *International Plumbing Code* adopted in this chapter.

156.03 CODE ADOPTED. The 2003 Edition of the *International Plumbing Code* and its Appendices B, C, D, E, F and G, are adopted, except as provided in this chapter, and shall be known as the "Johnston Plumbing Code." An official copy of such code is on file in the office of the City Clerk.

156.04 DELETIONS, MODIFICATIONS AND AMENDMENTS. The following deletions, modifications and/or amendments are made to the *International Plumbing Code*, 2003 Edition.

1. Section 101 Amended. Subsection 101.1 Title of the International Plumbing Code shall be amended as follows: Delete "Plumbing Code of [name of jurisdiction]" and substitute "Johnston Plumbing Code."
2. Section 103 Amended. Subsection 103.1 General is hereby modified by deleting Department of Plumbing Inspections and inserting Building Department thereto.
3. Section 109 Amended. Section 109.1 Application for Appeal of the International Plumbing Code shall be amended as follows: The "Board of

Appeals” referred to in the International Plumbing Code shall be the Board of Appeals appointed pursuant to the Building Code of the City.

4. Section 106 Modified. Subsection 106.6.2 Fee Schedule is hereby modified by deleting (jurisdiction to insert appropriate schedule) and inserting the following table thereto:

Plumbing Permit Fee Schedule
New Residential - \$70.00 base fee per dwelling unit
Residential Remodel/Addition/Miscellaneous - \$35.00 base fee
New Commercial/Addition - \$60.00 base fee plus \$3.00 per fixture first 10 \$2.00 per fixture over 10
Commercial Remodel - \$40.00 base fee plus \$3.00 per fixture first 10 \$2.00 per fixture over 10
Except as provided by law, where work has been started prior to obtaining a permit, the regular fee therefor shall be doubled.

5. Section 106 Amended. Subsection 106.6.3 Fee Refund of the International Plumbing Code shall be amended as follows: Whenever “Specify Percentage” is used in this section substitute 80 Percent.

6. Section 106 Amended. Section 106 Permits of the International Plumbing Code is modified by adding a new subsection 106.7.1 Licenses and Fees at the end thereof as follows:

106.6.1 Licenses and Fees.

1. Definitions. The following definitions shall apply to this section.
 - a. Master Plumber. The term “master plumber” shall include any person, firm or corporation engaged in planning, supervising and contracting for the installation of plumbing and who is licensed as a master plumber by the City. A master plumber shall have a general knowledge of the purpose or method of construction of plumbing work, be competent to plan and supervise the installation of plumbing and shall be required to have some knowledge for mechanical drawings.
 - b. Journeyman Plumber. The term “journeyman plumber” shall include any persons who installs, alters or repairs plumbing, and who has a valid certificate of competency as a journeyman plumber. A journeyman plumber must be able to read blue prints, do simple mathematical problems, and must know the rules and regulations of the State Board of Health governing plumbing. He or she shall have at least five years’ practical experience as an apprentice assisting in the installation of plumbing work.
 - c. Apprentice. The term “apprentice” shall include any person who, while learning the trade of plumbing, is assisting in the

installation, alteration, or repair of plumbing and is actually with and in the presence of a duly certified journeyman plumber.

2. Journeyman Plumber's License. No person, firm or corporation shall engage in the construction, reconstruction, alteration or repair of any plumbing or building drainage system in or for any building in the City without first having obtained at least a journeyman plumber's license.

3. Qualifications For Journeyman Plumber's License. Any person, firm or corporation may obtain a plumbing license as a journeyman plumber only when the active manager or managers of said firm or corporation hold a certificate of competency as a journeyman plumber. A license issued to such firm or corporation shall have upon its face the name of the active manager or managers who are holders of a certificate of competency. Whenever a firm or corporation licensed as a journeyman plumber fails to employ a manager who is the holder of a certificate of competency, its plumbing license shall be automatically revoked. Any change in the active manager or managers shall be immediately reported to the Building Department and the change noted upon the license. Said firm or corporation may engage as a journeyman plumber only when the business so transacted requiring a journeyman plumber shall be done by such managers who hold a certificate of competency.

4. Bond and Insurance Requirements.

a. No license shall be issued to any plumber until there has been filed a bond with the Clerk with sureties acceptable to the City in the sum of \$1,000.00 conditioned upon the full observance of City ordinances applicable to the plumbing business, and that said applicant will indemnify the City for all losses and damages sustained by it for reason of any negligence on the part of such licensees, agents or employees while engaged in plumbing, excavating or backfilling, or because of such activity, or any plumbing or excavating until they shall have filed a certificate of insurance with the City Clerk indicating that they are carrying public liability insurance in effect for the duration of the license, covering the acts of themselves, their agents, and employees for the minimum amount of \$500,000 general liability.

b. The license of a journeyman/master plumber or an excavator shall be suspended by the City Clerk upon receipt by the City of a notification of the cancellation of their bond or liability insurance, and may be reinstated only upon filing a new bond or certificate. A journeyman plumber while doing plumbing work under a master plumber who has filed the required bond and insurance need not file such bond or certificate of insurance.

5. License Fees. All master/journeyman plumbers' licenses shall be made to expire on January 1 next ensuing after the issuance thereof, and no license shall be issued for a shorter time than the unexpired portion of the calendar year. Before issuing any master/journeyman plumber's license, the City Clerk shall charge and collect from the

person, firm or corporation, receiving the same, a fee therefor as follows:

- For one year (or more than 11 months) \$ 12.50
- For more than 10 months and not exceeding 11 months \$ 11.50
- For more than 9 months and not exceeding 10 months \$ 10.50
- For more than 8 months and not exceeding 9 months \$ 9.50
- For more than 7 months and not exceeding 8 months \$ 8.50
- For more than 6 months and not exceeding 7 months \$ 7.50
- For more than 5 months and not exceeding 6 months \$ 6.50
- For more than 4 months and not exceeding 5 months \$ 5.50
- For more than 3 months and not exceeding 4 months \$ 4.50
- For more than 2 months and not exceeding 3 months \$ 3.50
- For more than 1 month and not exceeding 2 months \$ 2.50
- For 1 month or less \$ 1.50

Licenses shall be issued, without examination, in the case of any person holding a masters/journeyman plumber's license from the City of Des Moines, Iowa , or any another Iowa or National municipal corporation recognized by the City as having similar licensing standards.

6. Employment of Licensed Plumbers. No person, firm or corporation shall employ any person, firm or corporation to engage in construction, reconstruction, alteration or repair or any plumbing or building drainage system in or for any building in the City, unless such person, firm or corporation has obtained a master/journeyman plumber's license. No master plumber shall hire or employ, or have in his or her employ, any apprentice who is registered with the Building Department as such. At no time shall any apprentice perform any plumbing work unless he or she is actually in the presence of and with a duly certified journeyman plumber. Every apprentice shall register his or her name and address with the Building Department before January 1 of each year. If employed as an apprentice after January 1, said apprentices shall immediately so register.

7. Section 108 Amended. Subsection 108.4 Violation Penalties of the International Plumbing Code shall be deleted in its entirety. Refer to Chapter 1 of the Johnston Code of Ordinances.

8. Section 108 Amended. Subsection 108.5 Stop Work Orders of the International Plumbing Code shall be amended as follows: Insert \$100.00 where the first [amount] is printed and \$200.00 where the second [amount] is printed in the sentence.

9. Section 305 Amended. Subsection 305.6.1 of the International Plumbing Code is deleted in its entirety and the following substituted in lieu thereof:

305.6.1 Sewer Depth. Building sewers that connect to private sewage disposal systems shall be governed and regulated by the Polk County Department of Health. Building sewers that connect to a public sewer shall be a minimum of 12 inches below frost line when it exits the structure.

10. Section 603 Amended. Section 603 Water Service of the International Plumbing Code is modified by adding a new subsection at the end as follows:

603.1.1 Materials. Service pipe from water main to meter shall be of copper with brass fittings. All other approved materials may be used after the meter with the approval of the Authority having Jurisdiction. Exception: The Building Official may accept other designs based on distance from main.

11. Section 904 Amended. Subsection 904.1 Roof Extension of the International Plumbing Code shall be amended as follows: Insert 12 for [number] and insert 305 for (mm).

12. Any and all references to “Double/Dual check-valve assemblies” within the 2003 *International Plumbing Code* for the purpose of back-flow prevention shall be deleted in their entirety as this is not an acceptable back-flow prevention assembly within the Johnston Jurisdiction.

156.05 EXEMPTIONS. The provisions of this code shall not apply to the United States of America or any of its agencies and the State.

156.06 CONFLICT WITH CODE. The words and numbers used in this chapter shall prevail if and when there is a variance in the words and numbers used in this chapter and in the *International Plumbing Code* and its Supplement adopted in this chapter.

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